

GILA COUNTY BOARD OF ADJUSTMENT
Gila County Supervisors Conference Room
610 E. Highway 260, Payson, AZ

January 18, 2018
9:00 A.M.

A G E N D A

REGULAR MEETING

1. Call to Order
2. Pledge of Allegiance
3. Roll Call: Don Ascoli-Chairman, Mickie Nye, Mary Lou Myers, Terry Otts, Bill Marshall
4. Review and Approval of Minutes of the Board of Adjustment Hearing on October 19, 2017.

5. **Director/Planner Communication:**

At any time during this meeting of the Board of Adjustment, the Director and/or Planner of Community Development may present a brief summary of current events. No action may be taken.

Public Hearing:

6. **V-17-02 Allen Reed:** A request to obtain a Variance to construct an addition to the existing residence on the property. The applicant finds that due to the topography of his parcel, that he has limited options and is requesting a 6-foot rear property line setback, instead of the required 20 foot. Subject property is located at 165 N. Tonto Rim Ranch Road, Payson, AZ; Gila County Tax Assessor's Parcel 303-04-029 and is currently zoned GU (General Unclassified).

7. Adjournment

Information on the above case is available for review in the Gila County Community Development Department located at 745 N. Rose Mofford Way, Globe, Arizona during normal business hours or Gila County Community Development Office, 608 E. Hwy 260, Payson, AZ.

Pursuant to Arizona Revised Statutes, Section 38-431, the Board of Adjustment and Appeals reserves the right to adjourn into Executive Session for Legal Advice, concerning any of the above matters. The Board reserves the right to consider any matter out of order.



MINUTES OF THE GILA COUNTY

BOARD OF ADJUSTMENT

Thursday, October 19, 2017

GILA COUNTY BOARD OF SUPERVISORS CONFERENCE ROOM

608 E. Highway 260, Payson, AZ

9:00 A.M.

REGULAR MEETING

1. The meeting was called to order at 9:05 A.M. by Chairman Don Ascoli.
2. Pledge of Allegiance was led by Chairman Don Ascoli.
3. Roll Call: Therese Berumen did the roll call; Chairman Don Ascoli (in Payson), Terry Otts (in Globe), and Bill Marshall (in Globe) are all present. Mickie Nye and Mary Lou Myers are absent. A quorum is present.

Community Development Staff Members Present: Scott Buzan-Director and Therese Berumen-Administrative Assistant.

4. Review and Approval of the Board of Adjustment Minutes on February 16, 2017. Chairman Don Ascoli asked if there were any changes needed to the minutes. No changes were suggested. Bill Marshall motioned that the minutes be approved as is and Terry Otts seconded the motion. The motion was unanimously approved.
5. **Director/Planner Communication:** At any time during this meeting of the Board of Adjustment, Director Scott Buzan and/or Planner Robert Gould of Community Development may present a brief summary of current events. No action may be taken.

Scott Buzan presented a few items to the Board, to keep them updated of what is happening in the Community Development Division. First, Scott Buzan was promoted to Director, in July of 2017. Secondly, Robert Gould has returned to our department on a part time basis, as our planner. Thirdly, a new building official, Michael Coldiron, was hired in September. Lastly, we are looking into revising the hearing officer rules of procedure.

Appeal:

6. **AV-17-10 Ben Davis:** A request to obtain a 3.5 ft. North side setback and a 13 ft. East rear setback to erect a 20 ft. by 34 ft. covered deck with a 6 ft. by 20 ft. laundry room was denied by Community Development and Mr. Davis is appealing that decision.

Scott Buzan presented the staff report overview. During my review of the Gila County Ordinance, Section 101.3 (A)(1) and also from my site visit to the site in Tonto Village, I denied the request. The reason I denied the request is simply because the stipulations listed in the ordinance, for an Administrative Variance approval, did not meet this particular application. Per Mr. Davis' application, he requested the side property line setback because he wanted the patio cover to follow the roof line of the existing structure, which would make it approximately 3.5 feet from the

property line. The existing structure was built, I believe, back in the 1960's, which was before any zoning regulations were in place. Also, to go further with my reasoning behind my denial, the septic tank is right next to the residence and there is no note of where and if there is a leach field. It appeared to me, that there is more land on the property that could be built upon verses having to encroach into the setback. There didn't appear to be any hardship brought on by the septic tank location or any other structures on the property. Mr. Davis also stated on his application, that the property to the East is owned by him and his brother. That wasn't taken into consideration for this application, because the property may not always be owned by Mr. Davis and his brother. We also allow, in our zoning ordinance, that you can encroach up to 10 feet into a rear property line with an attached covered structure, as long as it is never enclosed. This doesn't apply to Mr. Davis' application because he has a 6 foot section that contains the hot water heater, that has already been enclosed. Mr. Davis could modify the deck by moving the water heater storage to another location, allowing him to encroach up to 10 feet into the rear property line, as long as it isn't closer than 8 feet to the property line. This isn't an option for the side property line. Only the rear property line. Also, if you look at the google map aerial that is included in the agenda packet, you will see that the property to the North of Mr. Davis has an accessory structure that is within a foot maybe of the property line between theirs and Mr. Davis' property, where Mr. Davis would like to put the proposed deck. This structure was not approved by us and after talking to the property owners, they stated that it has been there for about 3 years now. Having 2 wood combustible structures that close together on 2 different properties is another reason why I denied Mr. Davis' application. Bill Marshall asked if the deck was already built. Scott Buzan stated that it has not already been built. Bill Marshall stated that the one thing that really stands out to him, is it looks like it conflicts with the service line that is feeding the residence. Looks like to me, that something would need to be done with that, for him to build the deck where he wants to build it. Scott Buzan stated that yes, that is correct and APS would require him to relocate the electric service. We would require approval from APS concerning this before he would be able to obtain the building permit.

The meeting was opened to public comment. Ben Davis opened up with his name and address and also stated that he is no longer requesting the 3.5 foot side setback and now only requesting the 13 foot rear setback. Chairman Don Ascoli asked Mr. Davis where the service line would now be coming from and going to. Mr. Davis stated that it would be going underground from the pole to a new electric service panel, but not under the new structure (deck). Scott Buzan stated that because of this change, the only issue at hand is the 13 foot rear setback and still, per the zoning ordinance, he would not be able to approve the rear setback for the same reasons he denied it when it included the 3.5 foot side property line setback, but the Board could look at the other factors, such as him and his brother owning the property to the East and with that property being so narrow, it is more than likely unbuildable, as a way for the Board to make a decision. Chairman Don Ascoli stated that for Mr. Davis to meet the rear property line setback, he would need to reduce the width of the deck from 20 feet to 13 feet. Again, Scott Buzan stated that Mr. Davis could encroach up to 10 feet with an open attached structure, but it is the little piece of enclosed structure that prevents this from happening. Ben Davis also stated that the piece of enclosed structure is now changing from 6 foot in width to 8 foot. Bill Marshall asked what the structure was being made out of and how far it was from the APS high voltage powerline. Ben Davis stated that the deck was being built out of wood and that APS moved the power pole from the middle of the easement out further, so it is now 50 feet from the structure. No other public comments. The public comment portion of the meeting was closed.

Chairman Don Ascoli stated that he was pleased to see Mr. Davis change the side property line setback to meet the zoning requirements and also pleased to see that the APS powerline pole was moved, so that there is no issue with the building department when they apply for their building permits. Scott Buzan stated that was correct. Chairman Don Ascoli stated that he had no problem with letting Mr. Davis go 7 feet into the rear property line setback. Bill Marshall agreed and stated that he thought all the major concerns had been addressed. Terry Otts also agreed and stated that he didn't have an issue with it either. Scott Buzan added that he would like to see, in the approval, a stipulation that the remaining portion of the patio cover that is encroaching, not be enclosed. Chairman Don Ascoli asked Mr. Davis if he had a problem with that and Mr. Davis did not.

Bill Marshall motioned to approve AV-17-10 with the stipulation that the remaining 32 feet of the structure can never be enclosed. The motion was seconded by Terry Otts. The motion was unanimously approved.

7. Adjournment. Chairman Don Ascoli made a motion to adjourn the meeting and Terry Otts seconded the motion. The motion to adjourn was unanimously approved at 9:45 A.M.



**Staff Report To
The Board of Adjustment**

**Variance Application V-17-02
Allen Reed
303-04-029**



**Board of Adjustment Hearing
January 18, 2018
610 E. Hwy 260, Payson, AZ**

Purpose:

Mr. Reed is requesting an allowance to expand his current home to within 6 feet of the rear property line.

Information:

APN# 303-04-029

165 North Tonto Rim Ranch Road, Payson, AZ

Zoning GU

Parcel Size 1.05 acres

Comprehensive Plan Land Use Designation is for one to two dwelling units per acre.

This parcel is part of a 30-parcel subdivision that was recorded in October of 1947. There is only a 15-foot wide easement shown for access on the plat of the subdivision.

Existing Land Use:

This parcel is currently used as a single-family residence.

Applicable Regulations:

Power and Duties (Board of Adjustment):

The Board of Adjustment may interpret the Zoning Ordinance when the meaning of any word, phrase, or section is in doubt, when there is a dispute between the appellant and enforcing officer, or when the location of a district boundary is in doubt. The Board of Adjustment may allow a variance from the terms of the Ordinance when, owing to particular conditions, a strict interpretation would work an unnecessary hardship, if in granting the variance the general intent of the purposes of the Zoning Ordinance will be preserved.

Setback Requirements:

Setback requirements in the GU zoning district, for a carport, from the rear property line is 20 feet. The applicant is requesting a rear setback of 6 feet.

Per the Gila County Zoning Ordinance, Section 104.8: *"Density districts shall be established in order to maintain a desirable amount of open space and regulate the intensity of use within conventionally designed, detached single-family residential subdivisions or those unplatted areas primarily devoted to detached single-family residential use."*

This parcel does have issues related to Grading and Drainage, that will need to be addressed prior to permitting.

Analysis:

It is important when considering whether a variance should or should not be granted to keep in mind our current regulations for the granting of a variance.

The appropriate questions to ask in this case include:

1. What is the unnecessary hardship to the applicant?
2. Does the granting of this variance maintain the general purpose of the Zoning Ordinance?
3. What is/are the conditions of the property that warrant this variance from the Zoning Ordinance?

A major portion of this parcel is comprised of a large drainage area. This drainage area takes up the entire front yard of this parcel which I believe justifies the granting of this variance. This drainage area is over 15 feet deep in places.

Recommendation:

Staff recommends approval of V-17-02 to allow a 6-foot rear setback.

**Gila County Community Development Division
Planning & Zoning Department**

745 N Rose Mofford Way, Globe, AZ 85501
(928) 402-8512 or 8514 FAX (928)425-0829

or

608 E Highway 260, Payson, AZ 85541
928-474-0829, FAX 928-474-0802

**VARIANCE APPLICATION FORM
BOARD OF ADJUSTMENT AND APPEALS**

Date: 12-7-17 Case File No.: V-17-02

Applicant Name: ALLEN BRENT REED Phone No.: CELL: 480-540-3339
Mailing Address: 165 N. TONTO RIM RANCH RD, PAYSON, AZ 85541
Signature: Allen B Reed

Owner's Name: REED LIVING TRUST TRUSTEE Phone No.: CELL: 480-540-3339
Mailing Address: 165 N. TONTO RIM RANCH RD, PAYSON, AZ 85541
Signature: Allen B Reed

(If the applicant is not the owner of the subject property, the owner must sign the application authorizing the applicant to apply.)

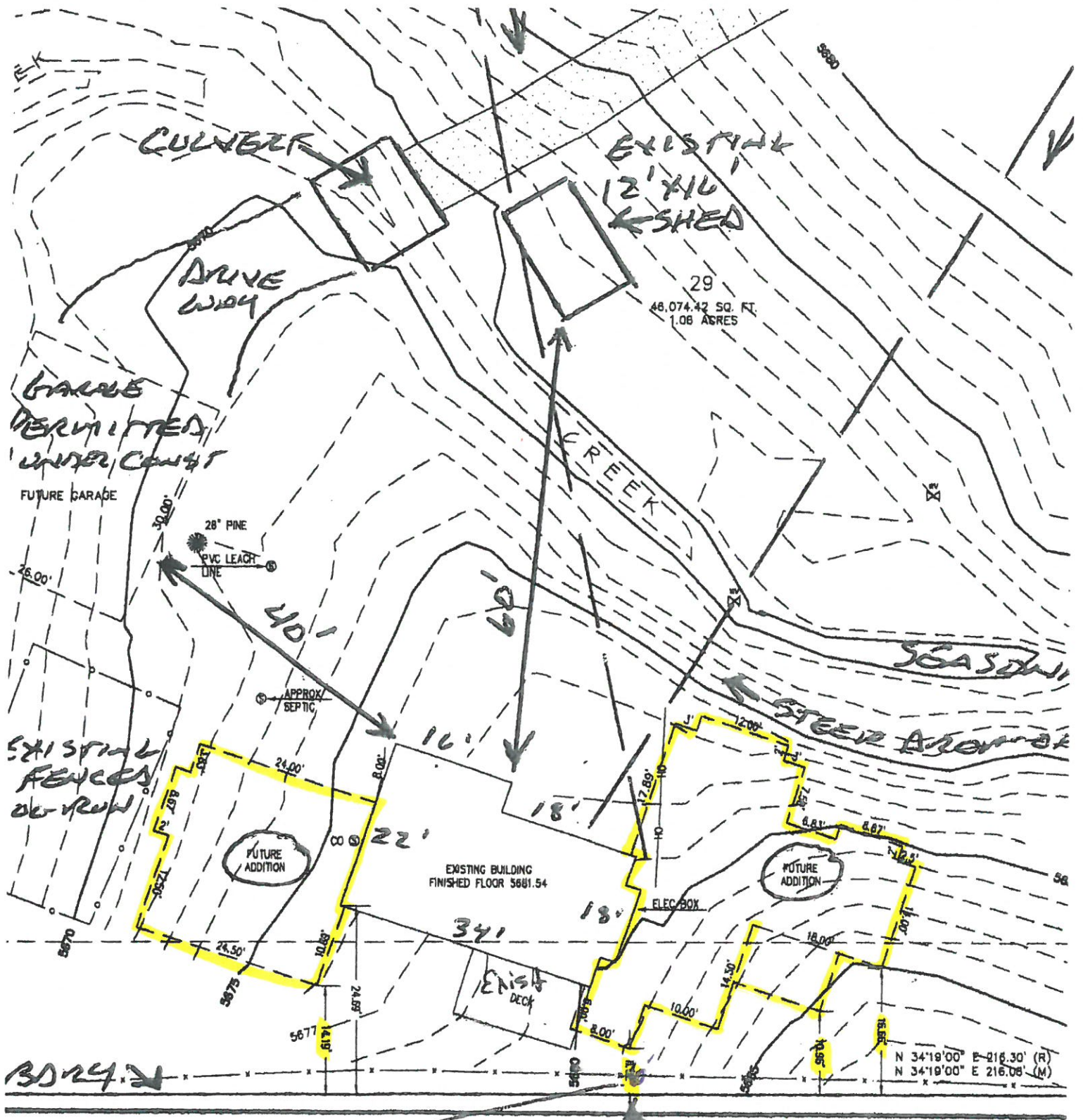
Property Address: 165 N. TONTO RIM RANCH RD, PAYSON, AZ
Property Parcel No.: 303-04-029 Legal Description: TONTO RIM RANCH, LOT 29
Zoning of Property: BU PLAT 86, HES 137ND 1/4 SEC 9
T11N R12E = 1.05 AC

Applicant's Description of Variance Request: REQUEST TO ALLOW NEW CONSTRUCTION
OF ADDITION TO EXISTING RESIDENCE TO ENCRDACH WITHIN THE
LOT'S PRESCRIBED SETBACK OF 20' FROM REAR LOT LINE, WHICH ADOPTS
Applicant's Justification for a Variance: EXTREME TOPOGRAPHY: A DEEP TONTO NF
SEASONAL WASH AND STEEPLY-SLOPING TOPOGRAPHY SUBSTANTIALLY
CONSTRAINS THE BUILDABLE AREA. ENCRDACHING INTO THE REAR
SETBACK AREA TO WITHIN 6' OF THE REAR LOT LINE WILL NOT AFFECT
ANY ADJACENT PRIVATE PROPERTY. REAR LOT LINE ADJAINS TONTO NATIONAL
Attach a reproducible 8 1/2" x 11" site plan showing: scale; north arrow; all lot dimensions; adjacent
streets and names; all existing and proposed buildings and structures, driveways, alleys, easements,
water and utility services, septic tanks and leach fields, fences, and drainage ditches; significant trees
and vegetation; and, extreme topographical conditions. Show all dimensions of existing and
proposed buildings and structures, and distances between buildings. Label property lines (i.e. front,
rear, side) and show the dimensions of the setbacks. Show the proposed feature which is the subject
of the variance request.

FOR OFFICE USE ONLY

\$300.00 fee received: Check No. _____ Cash: _____ Date: _____
Inspector's Report and Pictures Done: _____
Date of Legal Publication: _____ Posting Date: _____
Hearing Date: _____ Approved: _____ Denied: _____ Appealed: _____

use close
in or
the property line
Rear



POINT OF MAXIMUM PROPOSED:
WITHIN SETBACK AREA
WHICH IS THE BOUNDARY

6'



165 N. TONTO RIM RANCH RD.
PARCEL # 303-04-029

DEEP WASH WITH STEEP EMBANKMENT
AND LARGE PONDEROSA PINES IN FRONT
OF EXISTING RESIDENCE SUBSTANTIALLY
CONSTRAIN THE BUILDABLE AREA FOR
A PROPOSED ADDITION TO THE RESIDENCE



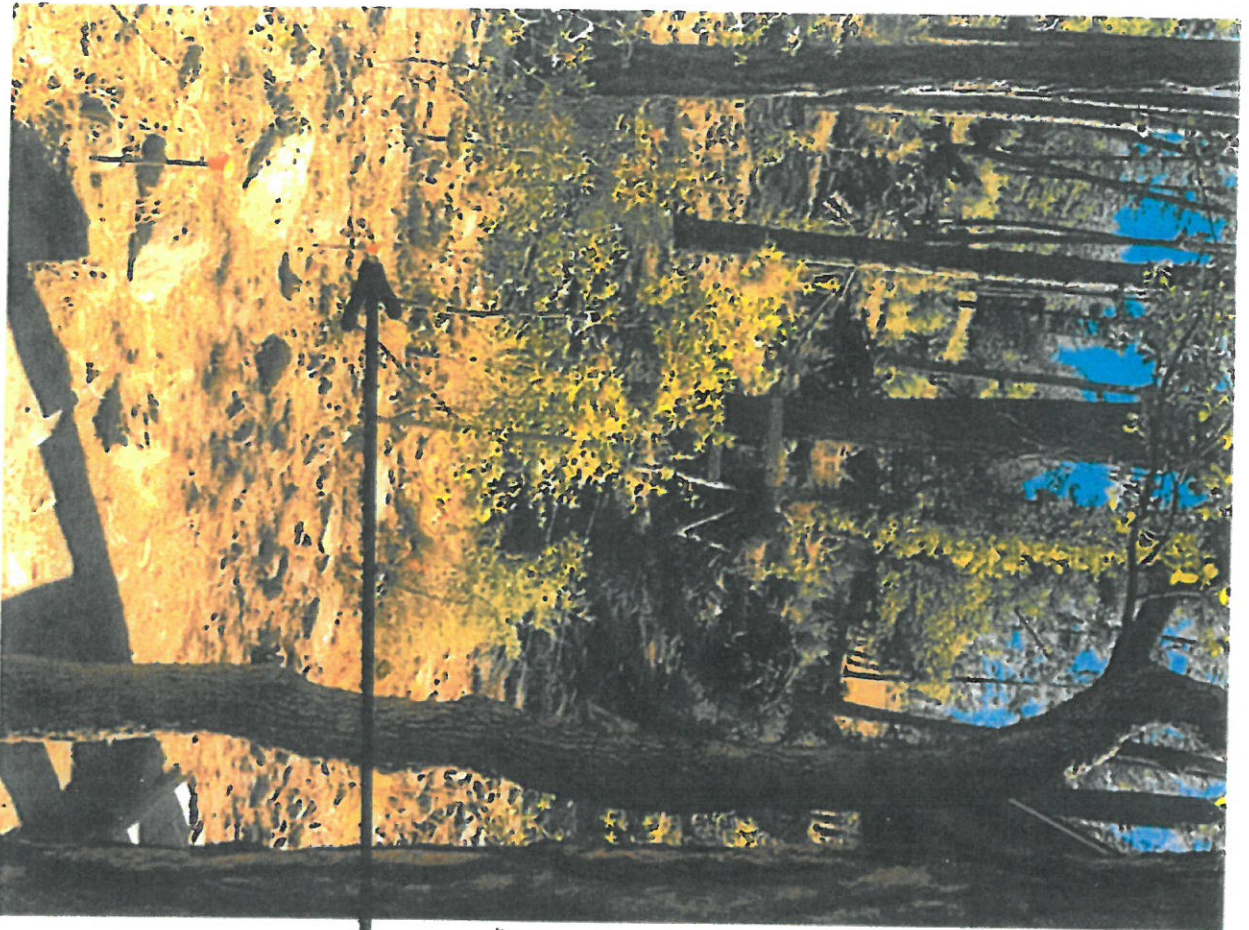
145 N. TONTO RIM RANCH RD.
PARCEL # 303-04-029
REAR PROPERTY LINE FOR THE SUBJECT
LOT IS ALSO THE BOUNDARY OF TONTO
NATIONAL FOREST - NO PRIVATE PROPERTY
WILL BE IMPACTED BY THE PROPOSED
ENCROACHMENT WITHIN THE REAR LOT LINE
20' SETBACK



165 N. TONTO RIM RANCH RD.
PARCEL # 303-04-029

THIS STAKE SHOWS THE MAXIMUM PROPOSED
ENCROACHMENT WITHIN THE CURRENT
REQUIRED 20' SETBACK FROM THE REAR
LOT LINE - IT IS 6' FROM THE REAR
LOT LINE, WHICH IS ALSO THE BOUNDARY
OF TONTO NATIONAL FOREST (NOT ANOTHER
LOT)

165 N. TOWNS RIVER RANCH RD.
PARCEL # 303-04-029



THIS STAKE MARKS THE
CLOSEST POINT OF THE
PROPOSED ADDITION TO
THE REAR LOT LINE, WHICH
IS ALSO THE BOUNDARY
OF TOWN NATIONAL FOREST
(NOT ANOTHER LOT)

NW 1/4 SECTION 9
T11N R12E

300
foot
radius

SEE MAP 303-03 1 OF 2

SEE MAP 303-03 2 OF 2

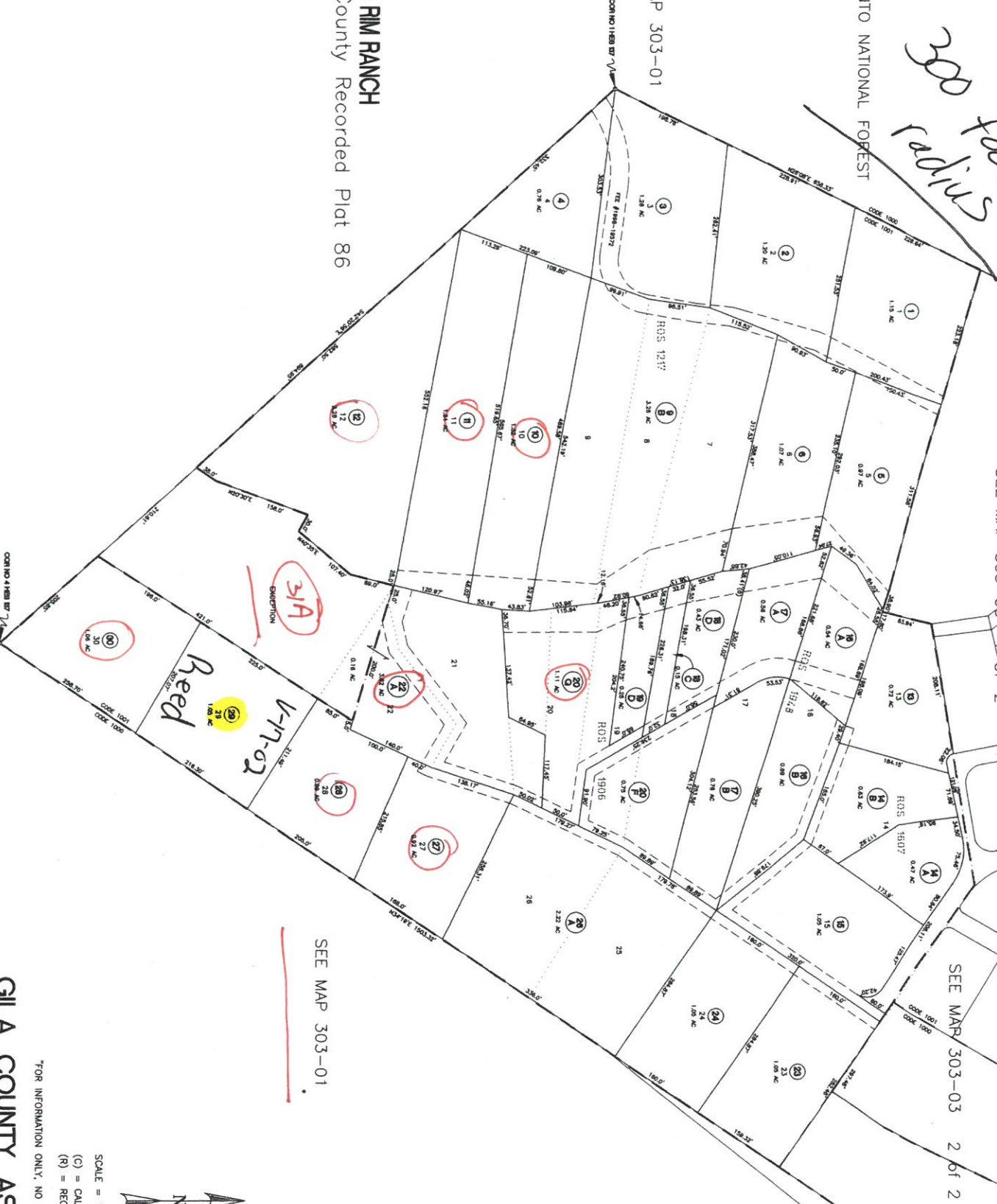
303-04
CODE 1001
UPDATED 7-13-16

TONTO NATIONAL FOREST

SEE MAP 303-01

TONTO RIM RANCH
Gila County Recorded Plat 86

CON NO 4 RECD BY 7/4/16



GILA COUNTY ASSESSOR

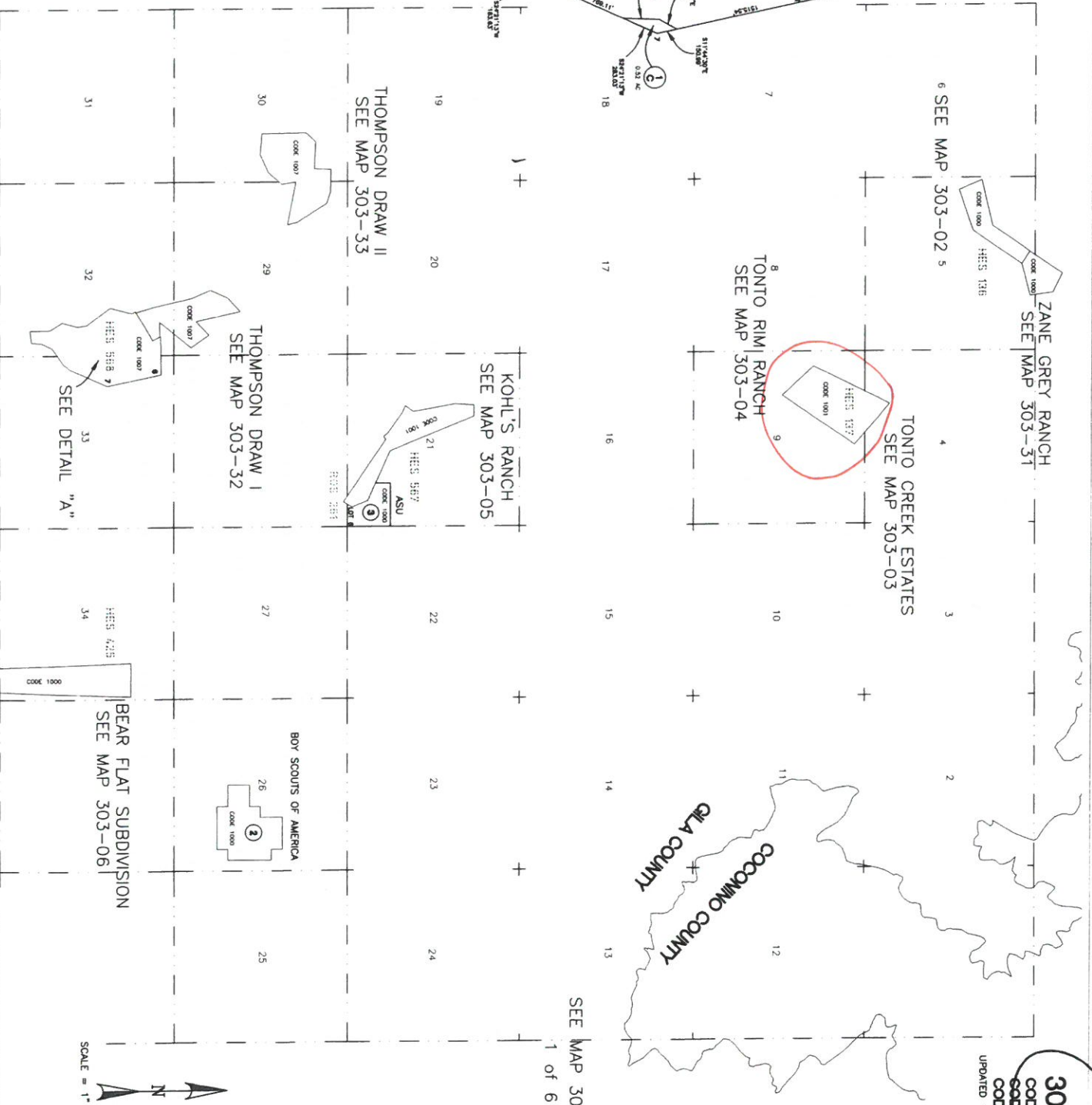
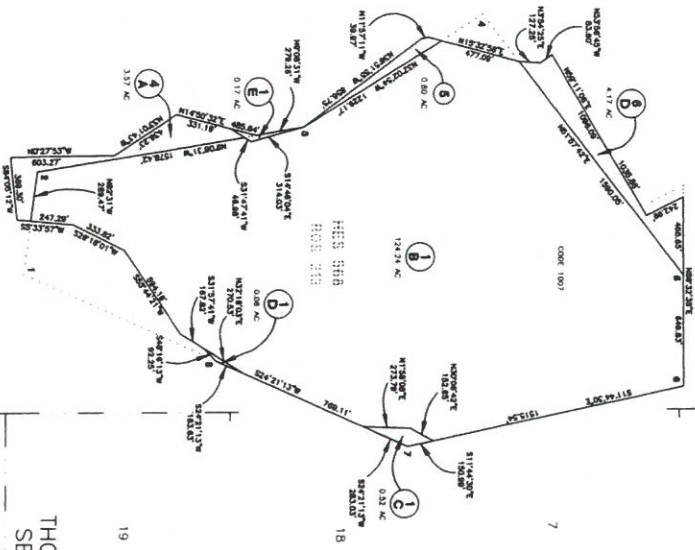
FOR INFORMATION ONLY, NO LIABILITY ASSUMED.

SCALE = 1" = 100'

(C) = CALCULATED

(R) = RECORDED

DETAIL "A"



303-01
CODE 1000
CODE 1001
CODE 1007
UPDATED 12-23-14

SEE MAP 303-07
1 of 6

SCALE = 1" = 2000'
N

James & Judy Michaud Trustees
Michaud Living Trust
1721 N. Forrest
Mesa, AZ 85203

Scott & Lisa Hauer
4447 E. Lafayette Blvd.
Phoenix, AZ 85018

Allen Reed
165 N. Tonto Rim Ranch Rd.
Payson, AZ 85541

Barbara Vest-Airey
C/O Kim Wilson
11430 E. Peterson Ave.
Mesa, AZ 85212

Margaret Armbruster
PO Box 1567
Tubac, AZ 85646

Lester & Suzanne Hayt Trustees
Hayt Family Trust
PO Box 40098
Tucson, AZ 85717

Cynthia Pike
956 W. Mendoza Ave.
Mesa, AZ 85210

Loba LLC An Arizona LLC
714 E. Baseline Rd.
Buckeye, AZ 85326



FDI

FLOODPLAIN DATABASE INFORMATION

GILA COUNTY, ARIZONA

FOR FLOODPLAIN PERMITTING FOR BUILDING ONLY,
NOT FOR INSURANCE, LENDING OR REAL ESTATE

GILA COUNTY ASSESSOR'S PARCEL NUMBER

303-04-029

SECTION I - PURPOSE

This form provides general flood information for a PARCEL of land. This information is provided for purposes of planning construction projects. If any part of the parcel is within a regulatory floodplain, the parcel will be shown as within the floodplain, so that floodplain staff can review permit applications. Gila County has no jurisdiction over insurance, lending or real estate issues.

(DIFFERENT REGULATIONS APPLY TO INSURANCE AND REAL ESTATE DISCLOSURES THAN TO CONSTRUCTION)

FEMA Flood Maps are available at msc.fema.gov or gis.gilacountyaz.gov. For more floodplain information, go to www.gilacountyaz.gov

SECTION II - PERMIT-RELATED INFORMATION

(to be completed by Gila County)

A. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) JURISDICTION

1. NFIP Community Name Gila County	2. County Gila	3. State Arizona	4. NFIP Community Number 040028
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B. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) DATA AFFECTING BUILDING/MANUFACTURED HOME

1. NFIP Map Number or Community-Panel Number 04007C 0276 D	2. NFIP Map Panel Effective/Revised Date December 4, 2007	3. LOMA/LOMR Number D	4. Flood Zone D	5. No NFIP Map
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C. FEDERAL FLOOD INSURANCE AVAILABILITY

1. ☒ Federal Flood Insurance is available (Community participates in NFIP). 2. ☒ Regular Program.

D. DETERMINATION

1a. IS **PARCEL** IN A **SPECIAL FLOOD HAZARD AREA** "SFHA"
(Either a "regulatory Floodplain" on a FEMA Flood Insurance Rate Map,
or adopted by Gila County as an "Administrative Floodplain")?

☐ YES

☒ NO

1b. IF LINE D1a IS "YES", IS **PARCEL** IN A **FLOODWAY**?

☐ YES

☒ NO

1c. **Regulatory Flood Elevation (RFE)** will be determined following receipt of a floodplain use permit application with site plan.

2a. IS **PARCEL** IN AND/OR NEAR AN UNMAPPED WATERCOURSE
REGULATED BY GILA COUNTY through the Grading and Drainage Ordinance?
(NFIP Flood Insurance is NOT affected by whether this box is yes or no)

☒ YES

☐ NO

2b. "RFE", the minimum elevation of the lowest floor, measured above the flowline of the adjacent watercourse, in feet (where not in a FEMA floodplain) is:

2c. Drainage area above parcel, in square miles, is:

3. **FLOOD-RELATED EROSION SETBACK** from an unprotected watercourse bank, in feet, is:

3a. if on a straight reach, or 3b. 0 if on the outside of a bend.

• IF any "YES" is checked, then a Floodplain Use Permit (FPUP), Floodplain Clearance, or Grading/Drainage Permit IS REQUIRED BEFORE PLAN SUBMITTAL FOR A BUILDING OR SEPTIC PERMIT.

The BFE/RFE estimate may be refined after a site plan is received with a permit application. Other building stipulations may also apply.

• IF all are "NO", PLANS MAY BE SUBMITTED FOR A BUILDING PERMIT.

E. COMMENTS (Optional):

This preliminary information pertains to the parcel and is not specific to any particular building which may exist or which may be proposed thereon.

This information is based on examining the NFIP map, any Federal Emergency Management Agency revisions to it, and any other information needed to locate the parcel/building/ mobile home on the NFIP map. This information is for the parcel of land. Information specific to a building on the parcel will be determined during the permit process. If any part of the parcel lies within the special flood hazard area or area regulated by the Gila County Floodplain Management Ordinance, the parcel is shown as within such an area. A building site on the parcel may be determined to be outside of the special flood hazard area upon review of a site plan, which is not necessarily reflected in this determination. **This determination is an interpretation of public information provided as a courtesy by Gila County. All users of this information are responsible for the verification of this interpretation for their needs.** Gila County assumes no liability for the accuracy of the information provided on this document, or appropriateness / completeness of this level of information for a particular purpose. More detailed information and other requirements may be needed prior to construction in a floodplain.

F. PREPARER'S INFORMATION

NAME, ADDRESS, TELEPHONE NUMBER

Gila County Community Development

608 E State Highway 260
PAYSON, AZ 85541
928-474-9726

745 N. Rose Mofford Way
Globe, AZ 85501
928-425-3231 x 8512

DATE: 11/7/14

PREPARED BY (Staff Name): TB per FP spreadsheet

Affidavit of Publication

State of Arizona County of Gila

Sherri J. Davis, or her authorized representative being first duly sworn deposes and says: That she is the Publisher of the Arizona Silver Belt and the San Carlos Apache Moccasin newspapers, located at 298 North Pine Street, Globe, Arizona 85501, or mail: P.O. Box 31, Globe, Arizona 85502.

The above stated newspapers are published weekly in Globe, in the State of Arizona, County of Gila and that the following described ✓ legal, or advertising was duly published.

LEGAL NOTICE GILA COUNTY BOARD OF ADJUSTMENT

NOTICE IS HEREBY GIVEN that the Gila County Board of Adjustment will hold a public hearing on Thursday, January 18, 2018 beginning at 9:00 A.M. The hearing will take place in the Board of Supervisors Conference Room, located at 610 E. State Hwy 260, Payson, AZ and will be simultaneously telecast to the Community Development Conference Room at 745 N. Rose Mofford Way, Globe, AZ.

Variance Hearing:

V-17-02 Allen Reed: Request to obtain a Variance to construct an addition to the existing residence on the property. Applicant finds that due to the topography of his parcel, that he has limited options. Applicant is requesting a 6 foot rear setback instead of the required 20 foot rear setback. Subject property is located at 165 N. Tonto Rim Ranch Road, Payson, AZ; Gila County Tax Assessor's Parcel 303-04-029 and is currently zoned GU (General Unclassified).

Information on the above mentioned case is available for review in the Gila County Community Development Department located at 745 N. Rose Mofford Way, Globe, AZ or 608 E. Hwy 260, Payson, AZ during normal business hours. Comments can be sent to rgould@gilacountyaz.gov or call (928) 402-8514, during normal business hours.

By: _____

Robert A. Gould, Planner
Gila County Community Development

A printed copy of said legal or advertising is attached hereto and was published in a regular weekly edition of said newspaper (and not a supplement thereof) for 1 consecutive week in the ✓ Silver Belt, and/ or the San Carlos Apache Moccasin newspaper.

JANUARY 3, 2018

The dates of publication being as follows, to wit:

Sherri J. Davis

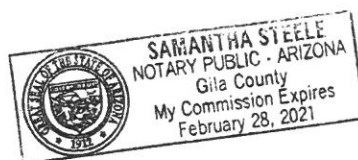
Sherri J. Davis
Publisher

State of Arizona)

) ss:

County of Gila)

The foregoing instrument was acknowledged before me **January 3, 2018**, by Sherri J. Davis.



Samantha Steele

Notary Public
My Commission Expires:

February 28, 2021

LEGAL NOTICE
GILA COUNTY
BOARD OF ADJUSTMENT
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By: _____

Robert A. Gould, Planner
Gila County Community Development
Arizona Silver Belt
One Publication: January 3, 2018
Acct: 101556
One pub: 01-03-18
LE1273

ZONING HEARING GILA COUNTY

PUBLIC NOTICE

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Interested persons may file a statement in writing for or against or appear and be heard at the dates set forth. Citizens can mail their statements to the addresses below.

Information on the above mentioned case is available for review in the Gila County Community Development Department located at 745 N. Rose Mofford Way, Globe, AZ or 608 E. Hwy 260, Payson, AZ during normal business hours. Comments can be sent to rgould@gilacountyaz.gov or call (928) 402-8514, during normal business hours.

DATED AND POSTED this 3rd Day of January, 2018.

Gila County Board of Adjustment



Robert A. Gould

Gila County Community Development

PENALTY FOR DEFACING POSTER PRIOR TO DATE OF HEARING

POSTING CERTIFICATE

File Number & Name

U-17-02

Allen Reed

165 N. Tanto Rim Ranch Rd.
Payson, AZ

303-04-029

Meeting of: ☐ P & Z Commission ☐ Board of Supervisors ☒ Board of Adjustment & Appeals

Meeting Date: 1/18/18

Number of Postings: 3

Date to be Posted: 1/3/18

Date Posted: 1/3/18

Location:

1. Public Works Admin Bldg.
2. Gila County Courthouse - Globe
3. Payson - Board of Supervisors Conference Room (outside) Per (HWS)
4. _____
5. _____

By: Shirley Beumen

POSTING INSTRUCTIONS (Per Par. A, A.R.S. Sec. 11-814)

Posting is to be no less than two places with at one notice for each ¼ mile of frontage along perimeter public rights-of-way, so notices are visible from the nearest public right-of-way.

POSTING CERTIFICATE

File Number & Name Allen Reed 165 N. Tonto Rim Ranch Rd.
1-17-02 303-04-029 Paysan, AZ

Meeting of: ☐ P & Z Commission ☐ Board of Supervisors ☒ Board of Adjustment & Appeals

Meeting Date: 1/18/18

Number of Postings: 3

Date to be Posted: 1/3/18

Date Posted: 1-3-18

Location:

1. Posted on Power Pole approx 1/4 mile east of Site
2. Posted on Power Pole in front of Site
3. Posted 1/4 mile west of Site on tree at entrance Bridge
4. _____
5. _____

By: Duke Fisher

POSTING INSTRUCTIONS (Per Par. A, A.R.S. Sec. 11-814)

Posting is to be no less than two places with at one notice for each 1/4 mile of frontage along perimeter public rights-of-way, so notices are visible from the nearest public right-of-way.

